



## OFFERS OVER £300,000

Kingsway Avenue, Paignton, TQ4 7AD

A spacious two bedroom semi detached bungalow located in the desirable location of Whiterock, Paignton. The property comprises of a welcoming entrance hallway, a large lounge/diner, kitchen, a spacious sun room, two double bedrooms, a modern shower room, sunny rear gardens, an integral garage and ample off road parking for multiple vehicles. The property is ideally situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, bus links and more.



**ENTRANCE HALL** A uPVC double glazed front door opens into a wide and welcoming entrance hallway. This bright space features a built in storage cupboard housing the combination boiler, a gas central heating radiator, thermostat control and doors leading to the adjoining rooms.

**LIVING ROOM** Flooded with natural light, this bright and spacious living room overlooks the beautifully maintained front gardens. The room comfortably accommodates a range of furniture and features a striking gas fireplace with a marble surround, TV and internet points, a large uPVC double glazed window and a gas central heating radiator.

**KITCHEN** The modern fitted kitchen is well equipped with an array of wall mounted, base, and drawer units complemented by roll edged worktops. It includes a 1½ bowl porcelain sink with drainer, a Belling gas range style cooker, tiled splashbacks, and space and plumbing for a fridge freezer. A uPVC double glazed window and door open into the adjoining sunroom.

**SUNROOM** A generous and versatile space ideal as a second sitting room or dining area. The sunroom includes a practical utility section with plumbing for a washing machine, tumble dryer and dishwasher. Tiled flooring, uPVC double glazed windows, a door leads seamlessly out to the garden and an internal door providing access to the integral garage.

**BEDROOM ONE** A spacious master bedroom located at the front of the property, offering ample room for furniture. Features include a uPVC double glazed window, wardrobes and a gas central heating radiator.



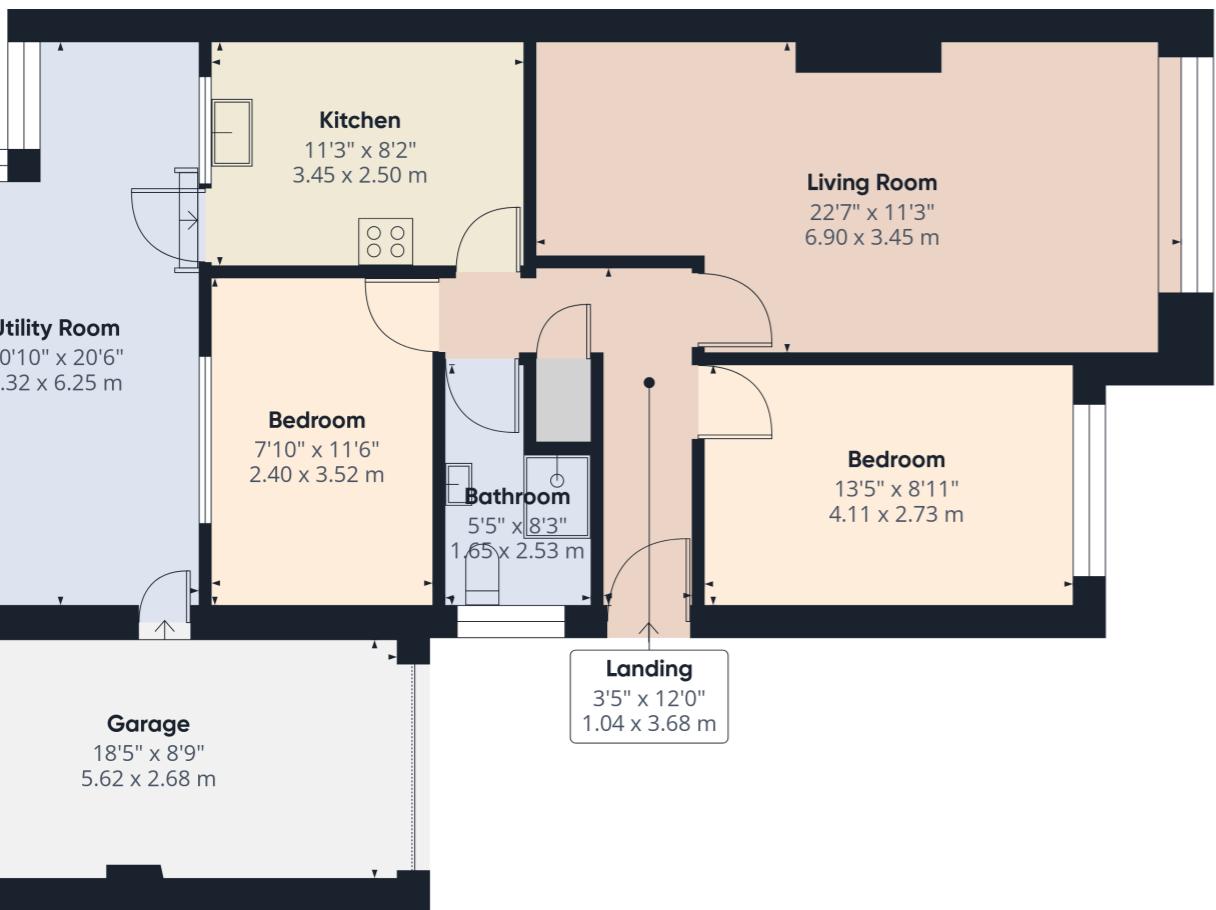
**BEDROOM TWO** A well proportioned second double bedroom positioned at the rear of the home. Benefits include built in wardrobes, a uPVC double glazed window and a gas central heating radiator.

**SHOWER ROOM** A contemporary shower room comprising a low level flush WC, vanity wash basin with storage beneath and a walk in shower. Finished with modern tiling, a chrome heated towel rail and an obscure uPVC double glazed window.

**OUTSIDE** The rear garden is a true sun trap, thoughtfully landscaped for low maintenance. A spacious patio area provides the perfect setting for alfresco dining and outdoor entertaining. Steps lead down to a lawned section bordered by mature plants and shrubs.

**GARAGE** The integral garage features an electric up and over door, lighting and power sockets, and houses the gas and electric meters. A courtesy door provides internal access to the property.

**PARKING** Off road parking to the front of the property for multiple vehicles.



Address 'Kingsway Avenue, Paignton, TQ4 7AD'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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